

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 7.33 FT FOR A PROPOSED ACCESSORY BUILDING; (KIMBERLY A. FALCON, APPLICANT).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

**Agenda Date** 05-19-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 7.33 FT FOR A PROPOSED ACCESSORY BUILDING; (KIMBERLY A. FALCON, APPLICANT); OR
2. **DENY** THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 7.33 FT FOR A PROPOSED ACCESSORY BUILDING; (KIMBERLY A. FALCON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #4, Henley)

(Earnest McDonald, Principal Coordinator)

<b>GENERAL INFORMATION</b>	KIMBERLY A. FALCON 1231 ALBERTA STREET LONGWOOD, FL 32750	R-1AA DISTRICT, LDC SECTION 30.206(b)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT INTENDS TO LOCATE A 288 SF (12 FT BY 24 FT) IN THE WEST SIDE YARD OF THE SUBJECT PROPERTY.</li> <li>• THE ACCESSORY BUILDING WOULD ENCROACH 2.67 FT INTO THE MINIMUM 10 FT SIDE YARD SETBACK; A VARIANCE FROM 10 FT TO 8.7 FT IS THEREBY REQUESTED.</li> </ul>	
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE, AS STATED IN LDC SECTION 30.43(b)(3).               <ul style="list-style-type: none"> <li>○ NO SPECIAL CONDITIONS EXIST, WHICH ARE PECULIAR TO THE STRUCTURE; THE STRUCTURE COULD BE EITHER BE REDUCED IN SIZE OR RELOCATED TO THE REAR YARD TO CONFORM TO THE MINIMUM YARD SETBACKS.</li> </ul> </li> </ul>	

<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• FOR THIS REASON, STAFF RECOMMENDS DENIAL OF THE REQUEST, UNLESS A HARDSHIP CAN BE DEMONSTRATED BY THE APPLICANT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITION:<ul style="list-style-type: none"><li>○ ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE ACCESSORY STRUCTURE DEPICTED IN THE WEST SIDE YARD ON THE ATTACHED SITE PLAN.</li></ul></li></ul>
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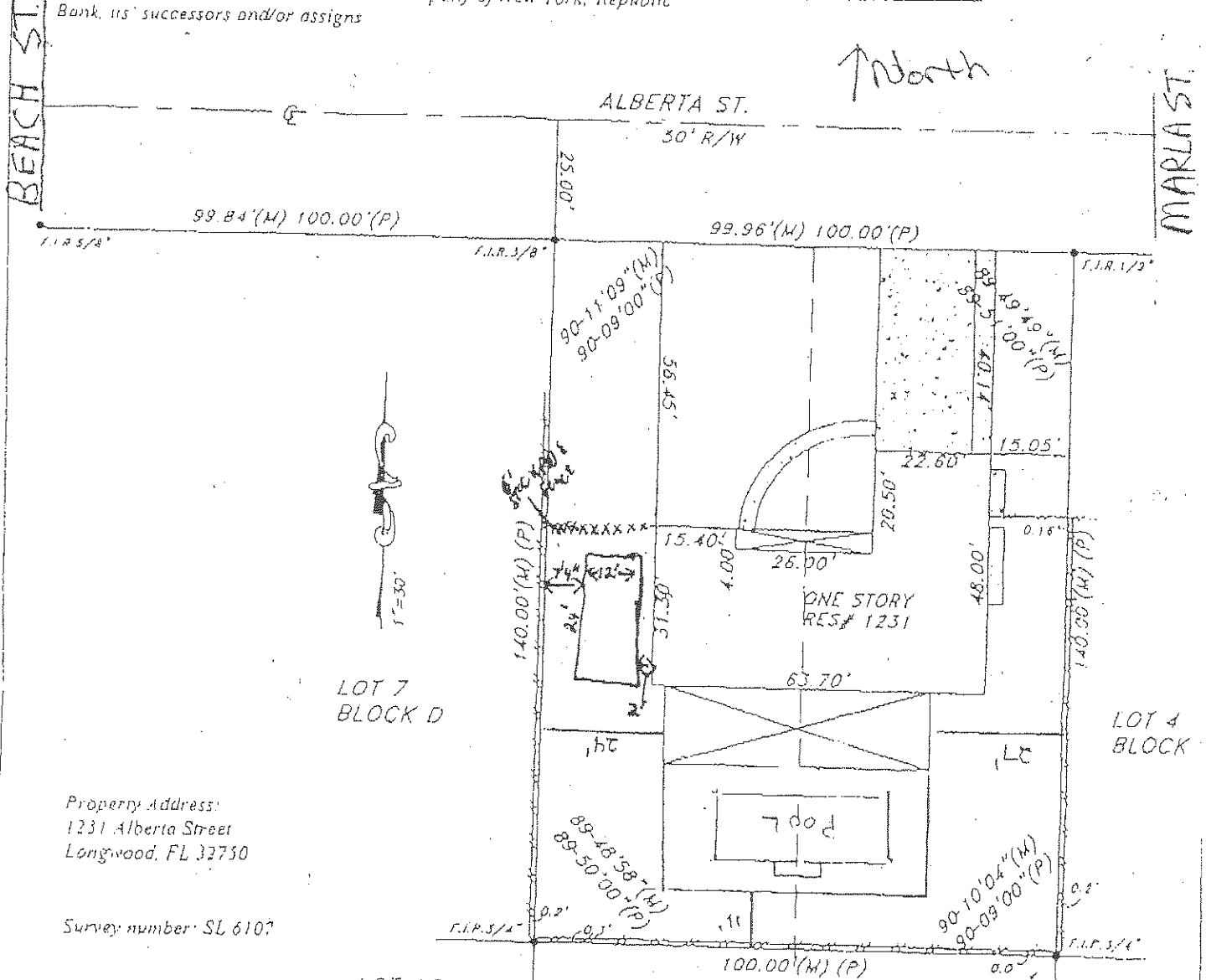
Lots 5 & 6, Block D, SANLANDO SPRINGS TRACT NO. 15,  
according to the plat thereof, as recorded in Plat Book 9, Page(s) 7, of  
the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0140  
Suffix: E.F.I.R.M. Date: 4/17/95 Flood Zone: X  
Date of field work: 3/11/02 Completion Date: 2/11/02

Certified to:  
Glenn R. Falcon; Kimberly A. Falcon; Signature Title & Guaranty,  
Inc., Fidelity National Title Insurance Company of New York; Republic  
Bank, its successors and/or assigns



North



Property Address:  
1231 Alberta Street  
Longwood, FL 32750

Survey number: SL 6107

LOT 7 BLOCK D LOT 16 BLOCK D LOT 17 BLOCK D LOT 18 BLOCK D LOT 19 BLOCK

ESB	WOOD FENCE	SW	SLACK WALL
W	WIRE FENCE	Q	CENTRAL ANGLE/DELTA
N	NAIL	DBB	DEED BOOK
PR	PROPERTY CORNER	D	DESCRIPTION OR DEED
REC	RECORD	CH	CHANCE
ME	MEASURED	DR	DRIVEWAY
CAL	CALCULATED	ESMT	EASEMENT
D	D.S.A.P.	EL	ELEVATION
EN	ENCROACHMENT	FF	FINISHED FLOOR
DE	DETERMINE	FCM	FOUND CONCRETE MONUMENT
CON	CONCRETE	FRK	FOUND PARKER KALONIAL
PRO	PROPERTY LINE	L	LENGTH
CON	CONCRETE MONUMENT	L.A.E.	LIMITED ACCESS EASEMENT
FOU	FOUND FOUNDATION	M.H.	MANHOLE
FOU	FOUND FOUNDATION	NTS	NOT TO SCALE
FOU	FOUND FOUNDATION	OS	OFFICIAL RECORDS
FOU	FOUND FOUNDATION	OR	OFFICIAL RECORDS BOOK
FOU	FOUND FOUNDATION	PCP	PERMANENT CONTROL POINT
FOU	FOUND FOUNDATION	PRM	PERMANENT REFERENCE MONUMENT
FOU	FOUND FOUNDATION	Q	QUANTITY
FOU	FOUND FOUNDATION		

#### GENERAL NOTES

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANCE SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- 3) UNDEVELOPED PORTIONS OF FOOTINGS FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- 4) WALL TIES ARE TO THE FACE OF THE WALL
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED
- 6) NO CERTIFICATION FOUND ON PROPERTY OTHERS UNLESS NOTED
- 7) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- 8) ELEVATIONS SHOWN ARE BASED UPON NGVD 1929 UNLESS OTHERWISE NOTED
- 9) BEARINGS REFERENCED TO LINE AS B.B.